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AG



County of Los Angeles
CHIEF ADMINISTRATIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION • LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
<http://cao.lacounty.gov>

DAVID E. JANSSEN
Chief Administrative Officer

November 17, 2006

To: Mayor Michael D. Antonovich
Supervisor Gloria Molina
Supervisor Yvonne B. Burke
Supervisor Zev Yaroslavsky
Supervisor Don Knabe

From: David E. Janssen
Chief Administrative Officer

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

**BOB HOPE PATRIOTIC HALL GENERAL REFURBISHMENT PROJECT
(ITEM NO. 30, AGENDA OF OCTOBER 10, 2006)**

Per your Board's request to provide analysis on alternative funding sources and a more comprehensive cost analysis on the Bob Hope Patriotic Hall General Refurbishment project, my staff is currently researching funding availability with the following programs:

- The Bob Hope Enterprises
- The National Trust for Historic Preservation
- The California Community Fund

My staff will also be working with the Department of Public Works to provide a more detailed and comprehensive cost estimate on the project. The County project team continues to work with the Architectural Engineer to analyze the overall scope of work to provide a more accurate and comprehensive cost analysis for the project.

My staff will return to your Board within 45 days to provide analysis and recommendations for alternative funding options with the various funding programs identified, as well as to provide a more detailed and comprehensive cost analysis of the project.

If you have any questions regarding this project, please contact me or your staff may contact Jan Takata of my staff at (213) 974-1360.

DEJ:JSE
DJT:AG:mdc

c: Executive Officer, Board of Supervisors
County Counsel



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Fifth District

February 20, 2007

To: Supervisor Zev Yaroslavsky, Chairman
Supervisor Gloria Molina
Supervisor Yvonne B. Burke
Supervisor Don Knabe
Supervisor Michael D. Antonovich

From: David E. Janssen
Chief Administrative Officer

**BOB HOPE PATRIOTIC HALL GENERAL REFURBISHMENT PROJECT
(ITEM NO. 30, AGENDA OF OCTOBER 10, 2006)**

On November 17, 2006, in a memo to your Board, I reported that my staff was performing the requested analysis to develop a comprehensive cost estimate and to develop alternate funding mechanisms for the Bob Hope Patriotic Hall General Improvement project.

My staff continues to work with the Department of Public Works to analyze and finalize the facility program and to develop the most accurate cost estimate possible. I am requesting an additional 60 days to finalize these work efforts and to return to your Board with a cost estimate and recommendations for alternate funding sources.

If you have any questions regarding this project, please contact me or your staff may contact Jan Takata of my staff at (213) 974-1360.

DEJ:JSE
DJT:AG:mdc

Attachments

c: Executive Officer, Board of Supervisors
County Counsel
Department of Public Works



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February 20, 2007

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If you have any questions regarding this project, please contact me or your staff may contact Jan Takata of my staff at (213) 974-1360.

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DAVID E. JANSSEN
Chief Administrative Officer

June 29, 2007

To: Supervisor Zev Yaroslavsky, Chairman
Supervisor Gloria Molina
Supervisor Yvonne B. Burke
Supervisor Don Knabe
Supervisor Michael D. Antonovich

From: David E. Janssen
Chief Administrative Officer

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**BOB HOPE PATRIOTIC HALL GENERAL REFURBISHMENT PROJECT
(ITEM NO. 30, AGENDA OF OCTOBER 10, 2006)**

On November 17, 2006, in a memo to your Board, I reported that my staff was performing the requested analysis to develop a comprehensive cost estimate and to develop alternate funding mechanisms for the Bob Hope Patriotic Hall General Improvement project. We have now completed a programming and cost analysis of the building's rehabilitation under two potential programming scenarios.

Both scenarios assumed continued use of the building as a "veteran's facility" and headquarters for the Department of Military and Veterans Affairs (Department). Veteran groups, however, only occupy approximately 11,200 square feet of the 69,700 square feet in useable space. Scenario I assumes the remaining 58,500 square feet of useable space would be rented to public and private groups for meetings, seminars, and small conferences. These types of functions support the need for a 400-space parking structure and also required additional infrastructure, vertical transportation, and accessibility improvements. The cost for Scenario I has been estimated at \$87.1 million, which exceeds the \$44.6 million currently appropriated for the project.

Scenario II assumes the space that is not dedicated to use by the Department and veteran groups would be utilized as office and meeting space by County staff and non-profit organizations. The building's current configuration would support the Department's and veteran groups' combined staff of 36 people and provide office space for an additional 42 individuals. Approximately 12,900 square feet would be available for meetings and small conferences, including 5,200 square feet in the first floor auditorium. The lower level of use, compared to that under Scenario I, reduces the need to replace the current 120-space surface parking lot with a parking structure and eliminates much of the infrastructure, transport, and accessibility improvements required under Scenario I. As a result, our current cost estimate for Scenario II is \$47.8 million.

Each Supervisor
June 29, 2007
Page 2

Working with the Department of Public Works, we are attempting to reduce the Scenario II cost to a level within the currently appropriated funding. We are also continuing to work on funding alternatives for both Scenarios. We are planning to return to your Board with final project scope and funding recommendations in August, 2007.

If you have any questions regarding this project, please contact me or your staff may contact Jan Takata of my staff at (213) 974-1360.

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DJT:AG:mdc

Attachments

c: Executive Officer, Board of Supervisors
 County Counsel
 Department of Public Works
 Department of Military and Veterans Affairs



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION
LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
<http://ceo.lacounty.gov>

April 8, 2008

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS: BOB HOPE PATRIOTIC HALL
GENERAL REFURBISHMENT PROJECT - CATEGORICAL EXEMPTION
AWARD SUPPLEMENTAL AGREEMENT 1
SPECS. 6801; CAPITAL PROJECT NO. 86491
(FIRST DISTRICT) (3 VOTES)**

SUBJECT

The recommended actions will authorize the Department of Public Works (Public Works) to proceed with a design-build process to refurbish the Bob Hope Patriotic Hall and authorize the development of design and performance specifications, which will provide the basis for selecting a design-build team in the future.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find the Bob Hope Patriotic Hall General Refurbishment project categorically exempt under the California Environmental Quality Act.
2. Approve the total project budget of \$47,794,000 for the Bob Hope Patriotic Hall General Refurbishment project.
3. Approve the alternate procurement and implementation process of design-build for the delivery of the Bob Hope Patriotic Hall General Refurbishment project.
4. Award and authorize the Acting Director of Public Works to execute Supplemental Agreement 1 with Nadel Architects, Inc. to provide

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architect/engineer scoping documents for the Bob Hope Patriotic Hall General Refurbishment project for a \$1,106,933 not-to-exceed fee funded by net County costs and to establish the effective date following Board approval.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will allow the preparation of design guidelines and performance specifications/scoping documents for the refurbishment of the Bob Hope Patriotic Hall (Patriotic Hall) to proceed and enable the Department of Public Works (Public Works) to utilize the design-build process to deliver the refurbishment project.

Background

The Patriotic Hall, located at 1816 South Figueroa Street, Los Angeles, California, houses the Department of Military and Veterans Affairs (DMVA), as well as various affiliated groups that provide support services to veterans in the County of Los Angeles. Built in 1926, the ten-story, 85,000-square-foot Patriotic Hall is eligible for the National Register of Historic Places and has been placed on the State's Register of Historical Resources. Due to its age, the building's systems have deteriorated to a level of obsolescence that can no longer be addressed through ongoing maintenance efforts. The proposed project will extend the life cycle of the Patriotic Hall through refurbishment and/or replacement of the building's mechanical, electrical, heating, cooling, ventilation, plumbing, fire suppression, and telecommunication systems.

On October 10, 2006, your Board authorized the Director of Public Works to execute an architect/engineer design services agreement with Nadel Architects, Inc. (Nadel), for the preparation of a program report for Patriotic Hall. The initial project program that included an entire refurbishment and conversion of the building for conferencing, office space, and social event gatherings resulted in a cost estimate of approximately \$79,177,000, far exceeding the available funds for the project. Consequently, the County directed Nadel to revise the project program and find options for alternate programs. On August 1, 2007, Nadel completed a revised study and recommended alternate Program No. 2 for the Patriotic Hall. The revised cost estimate for the recommended Program No. 2 is now \$47,794,000.

Proposed Program

The recommended Program No. 2 provides office and meeting/conference room space for the DMVA, veterans' groups, and other County departmental staff. Approximately, 12,000 square feet of space will also be available for the training and small to medium

level conference activities of various County departments. The program also includes refurbishment of the gymnasium on the 10th floor, renovation of the full service kitchen in the basement, and reconfiguration of several restrooms to satisfy accessibility requirements under the Americans with Disabilities Act.

Given Patriotic Hall's historic status, special attention will be directed toward the proper cataloging and preservation of historic artifacts and building elements during refurbishment activities. All restoration work will be done in accordance with the Secretary of the Interior Standards. On January 12, 2006, Historic Resources Group completed the cataloging of historic finishes at the Patriotic Hall. This report will be used as reference in future design efforts.

The DMVA also reiterated its request for a 400- to 700-space parking structure adjacent to Patriotic Hall. This is needed to provide sufficient parking for County employees and meeting/conference attendees. Parking is currently provided by a 120-space surface lot immediately to the east of Patriotic Hall. While a parking structure would complement the refurbished Patriotic Hall, it cannot be funded within the current project budget. As such, its feasibility will be reviewed as a separate project in the future.

Design-Build Delivery

Public Works is in the process of preparing a formal recommendation for your Board to adopt a County policy for design-build project delivery based on Public Contracting Code Section 20133. In the interim, it is recommended that the proposed project be delivered using the design-build project delivery method. Upon approval of the recommended supplemental agreement, Nadel will prepare scoping documents.

The completed scoping documents will serve as the basis for a Request for Proposal that will solicit prequalification questionnaires and then competitive technical and cost proposals from a list of prequalified design-build entities. The final selection will be made using best value selection. Once the final selection is made, we will return to your Board with the recommendation to award a contract.

Sustainable Design Program

In accordance with the Countywide Energy and Environmental Policy, adopted by your Board on January 16, 2007, the Bob Hope Patriotic Hall General Refurbishment project will integrate to the degree feasible within the project's budget, sustainable design technologies. Recommended sustainability features and the achievable LEED certification level will be presented to your Board with the completed scoping documents for final approval.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs that we provide Service Excellence (Goal 1) and Fiscal Responsibility (Goal 4) by providing safe and secure facilities. In addition, this action is consistent with Community Services (Goal 6) by improving the quality of life for residents in the surrounding community.

FISCAL IMPACT/FINANCING

The total cost of the Bob Hope Patriotic Hall General Refurbishment project, including plans and specifications, plan check, construction, change orders, Civic Art allocation, consultant services, miscellaneous expenditures, and County services, is estimated at \$47,794,000. The Project Schedule and Budget Summary are included in Attachment A. The recommended Supplemental Agreement 1 with Nadel is for a \$1,106,933 not-to-exceed fee. Sufficient funds are available in the Fiscal Year 2007-08 Capital Projects/Refurbishments Budget (Capital Project No. 86491) to fund the proposed Supplemental Agreement 1.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard supplemental agreement, in the form previously approved by County Counsel, will be used. The existing consultant services agreement with Nadel includes the standard Board-directed clause that provides for termination of services renegotiation, hiring qualified displaced County employees, GAIN/GROW, Safely Surrendered Baby Law, Contractor Employee Jury Service Program, and Child Support Compliance Program.

As required by your Board, the project cost includes 1 percent of design and construction costs to be allocated to the Civic Art Fund per your Board's Civic Art Policy adopted on December 7, 2004.

ENVIRONMENTAL DOCUMENTATION

The proposed Bob Hope Patriotic Hall General Refurbishment project has been reviewed and determined to be categorically exempt under California Environmental Quality Act (CEQA) in accordance with State CEQA Guidelines, Sections 15301 (a), (d), and (e), and the County of Los Angeles Environmental Procedures and Guidelines, Class 1, adopted by your Board on November 17, 1987. A Notice of Exemption will be filed with the Registrar-Recorder/County Clerk.

The Honorable Board of Supervisors
April 8, 2008
Page 5

CONTRACTING PROCESS

On October 10, 2006, your Board authorized Agreement PW 12962 with Nadel to provide architectural/engineering design services for the Bob Hope Patriotic Hall General Refurbishment project for a \$165,000 not-to-exceed fee. The proposed Supplemental Agreement 1 is for a \$1,106,933 not-to-exceed fee, which will increase the total agreement amount from \$165,000 to \$1,271,933.

Public Works has evaluated and determined that County Code Chapter 2.201 (Living Wage Program) does not apply to the recommended agreement as this agreement is for non-Proposition A services.

Nadel's Community Business Enterprises participation data (27.5 percent) and three-year contracting history with the County are on file with Public Works.

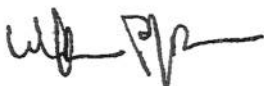
IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current County services or projects during performance of the recommended services.

CONCLUSION

Please return one adopted copy of this letter to my office and to the Department of Public Works (Project Management Division II).

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:DDE:DL
JSE:DJT:AG:zu

Attachment

c: Auditor-Controller
County Counsel
Department of Military and Veterans Affairs
Office of Affirmative Action Compliance

April 8, 2008

ATTACHMENT A

**DEPARTMENT OF PUBLIC WORKS: BOB HOPE PATRIOTIC HALL
GENERAL REFURBISHMENT PROJECT – CATEGORICAL EXEMPTION
AWARD SUPPLEMENTAL AGREEMENT 1
SPECS. 6801; CAPITAL PROJECT NO. 86491**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Project Program Program Acceptance	Completed
Scoping Documents	12/24/08
Design Build Procurement Recommend Design-Build Entity Award Contract	06/18/09 08/25/09
Design and Construction Design Completion Construction Completion	02/22/10 02/21/12
Project Acceptance	06/21/12

II. PROJECT BUDGET SUMMARY

Budget Category	Proposed Project Budget
Design-Build Contract	
(a) Design	\$ 2,312,500
(b) Construction	\$ 31,910,000
(c) Energy and Environmental	\$ 636,000
Subtotal	\$ 34,858,500
Change Order (15%)	\$ 4,768,000
Civic Art	\$ 358,500
Subtotal	\$ 39,985,000
Equipment	\$ 814,500
Scoping Documents	\$ 1,272,000
Consultant Services	\$ 1,200,500
Miscellaneous Expenditures	\$ 38,000
(a) Office of Affirmative Action	\$ 20,000
(b) Printing/Legal Advertising	\$ 20,000
(c) Miscellaneous Expenditures	
Subtotal	\$ 78,000
Jurisdictional Review and Plan Check	\$ 320,000
County Services	\$ 4,124,000
TOTAL	\$ 47,794,000



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Public Works has evaluated and determined that County Code Chapter 2.201 (Living Wage Program) does not apply to the recommended agreement as this agreement is for non-Proposition A services.

Nadel's Community Business Enterprises participation data (27.5 percent) and three-year contracting history with the County are on file with Public Works.


IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current County services or projects during performance of the recommended services.

CONCLUSION

Please return one adopted copy of this letter to my office and to the Department of Public Works (Project Management Division II).

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:DDE:DL
JSE:DJT:AG:zu

Attachment

c: Auditor-Controller
County Counsel
Department of Military and Veterans Affairs
Office of Affirmative Action Compliance

April 8, 2008

ATTACHMENT A

**DEPARTMENT OF PUBLIC WORKS: BOB HOPE PATRIOTIC HALL
GENERAL REFURBISHMENT PROJECT – CATEGORICAL EXEMPTION
AWARD SUPPLEMENTAL AGREEMENT 1
SPECS. 6801; CAPITAL PROJECT NO. 86491**

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Chief Executive Officer

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Fifth District

March 2, 2009

To: Supervisor Don Knabe, Chairman
Supervisor Gloria Molina
Supervisor Mark Ridley-Thomas
Supervisor Zev Yaroslavsky
Supervisor Michael D. Antonovich

From: William T Fujioka
Chief Executive Officer

STATUS REPORT ON A TIMELINE FOR COMPLETION OF THE BOB HOPE PATRIOTIC HALL GENERAL REFURBISHMENT PROJECT (ITEM NO. 50-C, AGENDA OF FEBRUARY 17, 2009)

On February 17, 2009, your Board, on a motion by Supervisor Michael Antonovich, instructed my office to provide status report to your Board, the Department of Military and Veterans Affairs and the Veteran's Advisory Commission on a timeline for completion of the Bob Hope Patriotic Hall General Refurbishment Project. As instructed, below is the project timeline:

- | | |
|--|--------------------------|
| ○ Request for Proposal | February 11, 2009 |
| ○ Technical and Cost Proposals | April 14, 2009 |
| ○ Selection of Design-Build Team | May 15, 2009 |
| ○ Award of Contract | July 14, 2009 |
| ○ Execute Design-Build Agreement | August 22, 2009 |
| ○ Issue Notice to Proceed to design-build team | August 31, 2009 |
| ○ Design and Construction scheduled for Completion | October 31, 2011 |
| ○ Project acceptance | November 30, 2011 |

If your staff has any questions, please contact Jan Takata at (213) 974-1360 or Ai-De Vuong at (213) 974-2629.

WTF:DL:JSE
DJT:AV:zu

c: Executive Officer, Board of Supervisor
County Counsel
Department of Military & Veteran Affair
Veterans' Advisory Commission

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